

## MEMORANDUM

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**DATE:** March 15, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** ORDINANCE D2022-08 1<sup>st</sup> Reading and Public Hearing Zoning for 29.94 acres of land south of Old Scenic Highway and east of Scenic Highway North  
PID 272935-000000-031030

**Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *Story Family Limited Partnership, LLC., owner, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcel of land totaling approximately 29.94 acres.*

### RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following Zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Zoning: Polk County A/RR

Proposed Zoning: R-3

### BACKGROUND

The subject property is located south of Old Scenic Highway and east of Scenic Highway North. This parcel is south of Mountain Lake Estates and east of Al's Place.

The property owner petitioned annexation into the corporate city limits of Lake Wales on November 22, 2021 and was officially annexed on February 1, 2022. The next step in the process is to assign Land Use and Zoning which has been presented to Planning and Zoning Board at a regular meeting on February 22, 2022.

This parcel will become part of a residential development; however, development plans have not yet been submitted to the City. The development plans would need to go through the Planned Development Project procedure to be approved by Planning and Zoning Board and City Commission.

A Zoning designation of R-3 is compatible with the surrounding area and serves as a transitional zoning from commercial to residential.

### **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

### **FISCAL IMPACT**

Re-assignment would enable the development of this property and the potential increase in property value.

### **ATTACHMENTS**

Ordinance D2022-08 with Attachment A